

D: DEED B: 11581 P: 567 QCD
07/30/2019 08:39:39 AM Total Pages: 2
Recording Fee: \$ 14.00
Transfer Tax: \$0.00
Jacqueline D. Wills, Clerk of Court, Clayton County

After recording, please return to:
Thomas E. Austin, Jr., Esq.
2625 Piedmont Road, N.E.
Suite 56-330
Atlanta, Georgia 30324-3086

Cross-Reference to:
Deed Book 10113, Page 606,
Clayton County Deed Records

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CLAYTON

THIS INDENTURE made this 10th day of July, 2019, by Reid H. Davidson (hereinafter called "Grantor") and Stephanie G. Davidson (hereinafter called "Grantee"). (The terms "Grantor" and "Grantee" shall include their respective heirs, successors, and assigns where the context hereof requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents, bargain, sell, remise, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have in and to the following described Property, to wit:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 72, 12th District, Clayton County, Georgia, and being Parcel 12, as shown on Plat of Survey done for Charles L. Davidson, Jr. by Metro Engineering and Surveying Co., Inc. dated January 8, 1990, recorded in Deed Book 26, Page 34, Clayton County, Georgia records, said plat being incorporated herein by reference, said parcel having been transferred to Grantor by Warranty Deed from Charles L. Davidson, Jr., dated August 10, 1990, and recorded at Deed Book 1683, Page 680, Clayton County, Georgia records.

LESS AND EXCEPT the following three parcels:

- (a) *The parcel previously transferred by Grantor to Joseph M. Adams d/b/a Adams Landscaping by virtue of that certain Warranty Deed dated November 30, 1992, and recorded at Deed Book 1863, Page 240, Clayton County, Georgia records;*
- (b) *The parcel previously transferred by Grantor to Charles L. Davidson, Jr. and W. Jack Hamilton, III by virtue of that certain Quitclaim Deed dated April 11, 1997, and recorded at Deed Book 3022, Page 127, Clayton County, Georgia records; and*
- (c) *The parcel previously transferred by Grantor to Charles L. Davidson, Jr. and W. Jack Hamilton, III by virtue of that certain Quitclaim Deed dated June 9, 1997, and recorded at Deed Book 3077, Page 075, Clayton County, Georgia records.*

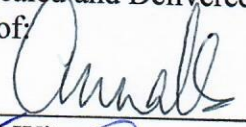
TOGETHER WITH all the rights, members and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid Property or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this Deed, the day and year first above written.


Reid H. Davidson, Grantor

Signed, Sealed and Delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: July 1, 2022

[Notary Seal]



D: DEED B: 11597 P: 093
08/20/2019 11:58:12 AM Total Pages: 3 FCD
Recording Fee: \$ 24.00
Transfer Tax: \$0.00
Jacqueline D. Wills, Clerk of Court, Clayton County

After recording, please return to:

Thomas E. Austin, Jr., Esq.
Thomas E. Austin, Jr., LLC
2625 Piedmont Road, NE
Suite 56-330
Atlanta, Georgia 30324-3086

Cross-reference to:

Deed Book 10113, Page 606,
Deed Book 10386, Page 562,
Deed Book 10386, Page 565,
Deed Book 10917, Page 343, and
Deed Book 11587, Page 567,
Clayton County Real Property Records

DEED IN LIEU OF FORECLOSURE

STATE OF GEORGIA
COUNTY OF CLAYTON

THIS INDENTURE is made this 10th day of July, 2019, between Stephanie G. Davidson (hereinafter referred to as "Grantor") and South State Bank, as Successor-in-Interest to Park Sterling Bank (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property (hereinafter referred to as the "Land"):

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 72, 12th District, Clayton County, Georgia, and being Parcel 12, as shown on Plat of Survey done for Charles L. Davidson, Jr. by Metro Engineering and Surveying Co., Inc. dated January 8, 1990, recorded in Plat Book 26, Page 34, Clayton County, Georgia records, said plat being incorporated herein by reference, said parcel having been transferred to Grantor by Warranty Deed from Charles L. Davidson, Jr., dated August 10, 1990, and recorded at Deed Book 1683, Page 680, Clayton County, Georgia records.

LESS AND EXCEPT the following three parcels:

- (a) The parcel previously transferred by Grantor to Joseph M. Adams d/b/a Adams Landscaping by virtue of that certain Warranty Deed dated November 30, 1992, and recorded at Deed Book 1863, Page 240, Clayton County, Georgia records;***
- (b) The parcel previously transferred by Grantor to Charles L. Davidson, Jr. and W. Jack Hamilton, III by virtue of that certain Quitclaim Deed dated April 11, 1997, and recorded at Deed Book 3022, Page 127, Clayton County, Georgia records; and***
- (c) The parcel previously transferred by Grantor to Charles L. Davidson, Jr. and W. Jack Hamilton, III by virtue of that certain Quitclaim Deed dated June 9, 1997, and recorded at Deed Book 3077, Page 075, Clayton County, Georgia records.***

THIS DEED is an absolute conveyance, the Grantor having conveyed and transferred her interest in said Land to the Grantee for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the Security Deed and Agreement executed by Stephanie G. Davidson, as Borrower, to Park Sterling Bank, dated July 31, 2013, recorded in Deed Book 10386, Page 565, Real Property Records of Clayton County, Georgia, and that certain First Amended Security Deed and Agreement dated June 15, 2016, and recorded in Deed Book 10917, Page 343, Real Property Records of Clayton County, Georgia (collectively, the "Security Deed").

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Stephanie G. Davidson has signed and sealed this Deed in Lieu of Foreclosure, the day and year first above written.

Signed, sealed and delivered in the presence of:

Anna

Witness

Stephanie G. Davidson
Stephanie G. Davidson

[Signature]
Notary Public

My Commission Expires: 07/01/2022

[Notary Seal]

